

CITY OF
HAYWARD
HEART OF THE BAY

General Plan Amendment and Zone Change for Eden Housing Phase II

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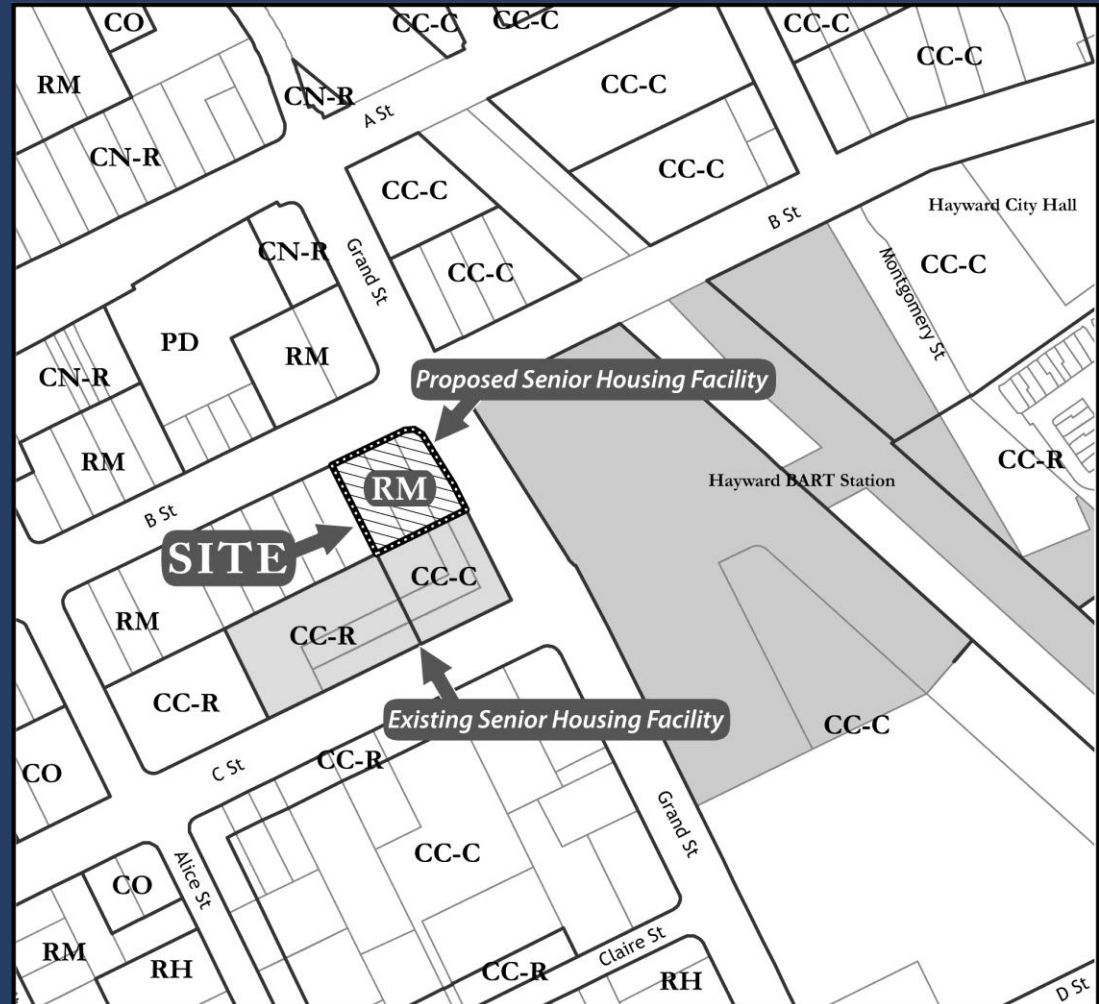
Planning Division
Development Services



Eden Housing Phase II

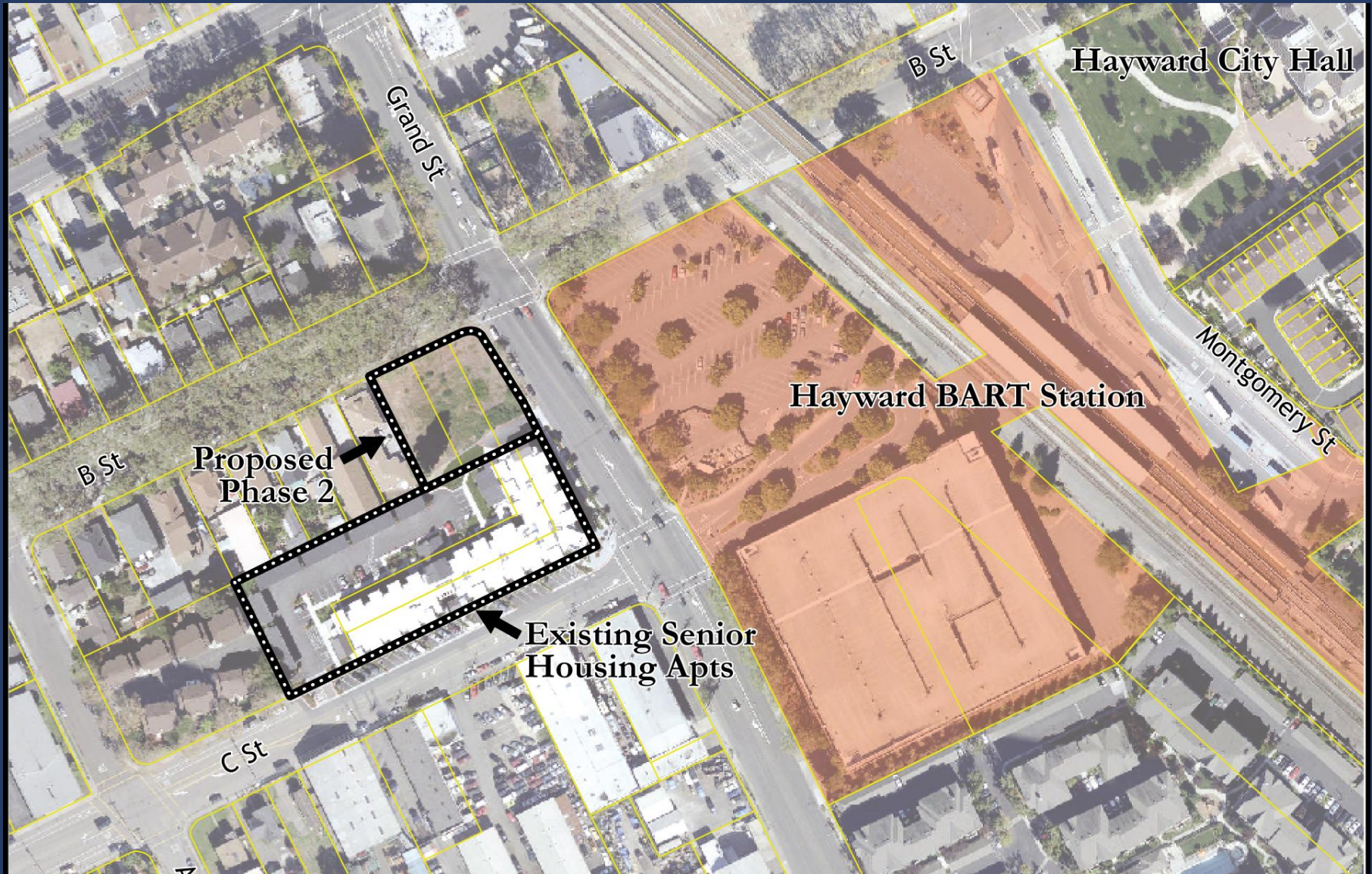
Location Map

- 0.5 acre site
- Adjacent to (e) Eden Senior Housing Facility
- Across from Hayward BART station





Eden Housing Phase II

Location Map



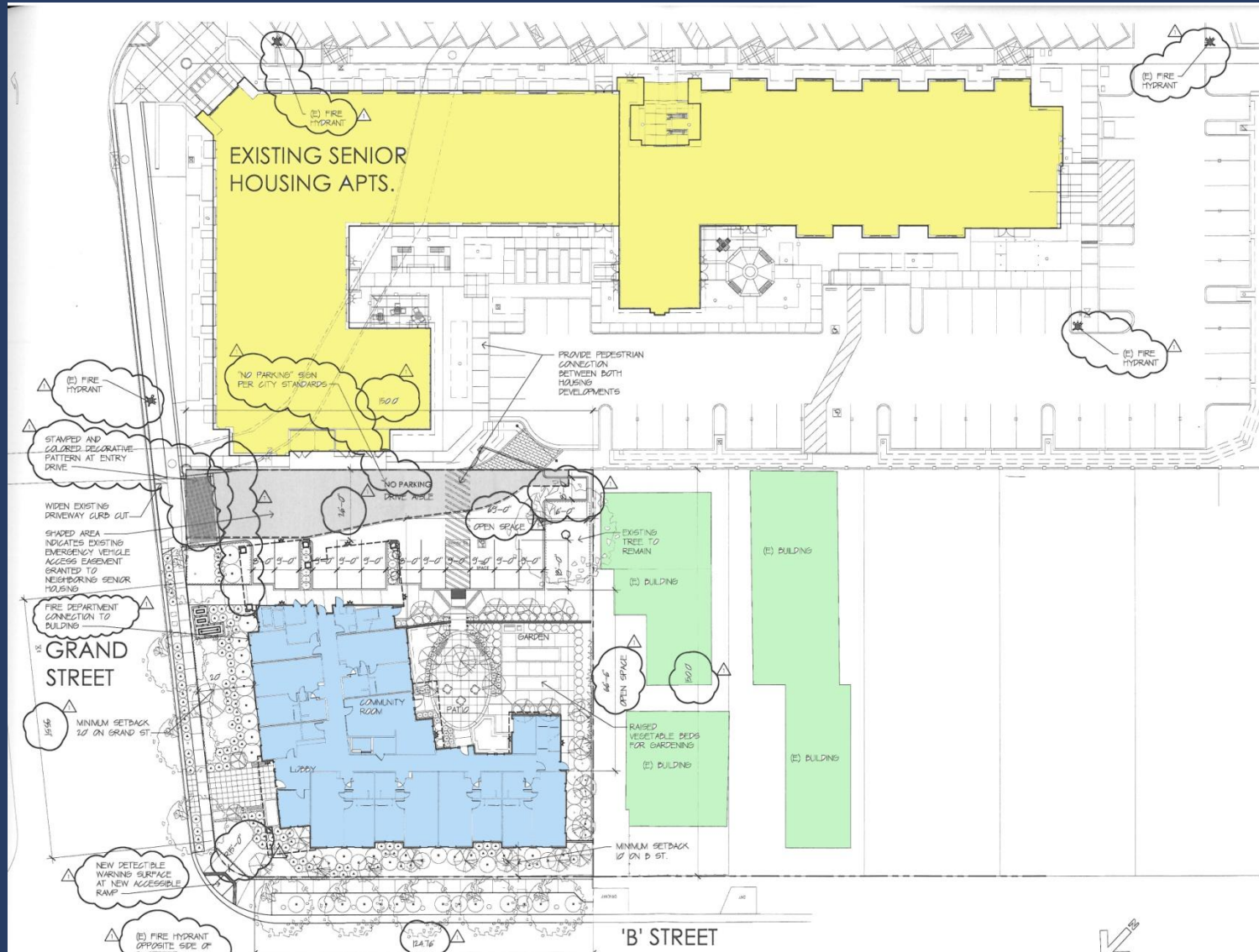
HAYWARD



- Modify General Plan Designation (MDR  HDR)
- Zone Change (RM  PD)
- Construct 22 Very-Low Income Senior Housing Apartments using density bonus provisions

Eden Housing Phase II

Site Plan



Eden Housing Phase II

Detailed Site Plan

Project Details

- 2-3 story structure
- 22 total very-low income units for Seniors
- 11 parking spaces
- 6300 sq. ft. of group open space
- Connectivity to (e) facility



Eden Housing Phase II

Exceptions, Incentives, and Waivers

Exceptions – PD Zoning

- Reduced Setback along B Street
- Reduced number of parking spaces

Incentives - Density Bonus

- Reduction in group open space
- Exception to sub-metering water requirement

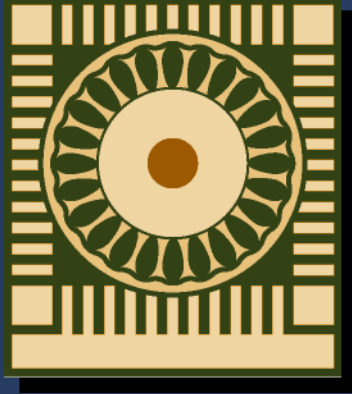
Waivers – Density Bonus

- Modification to parking space dimensions
- Reduction in covered parking requirements



QUESTIONS?





General Plan Amendment and Zone Change for Eden Housing Phase II

